

Copy
Agent: Chilkoot Ferry, N/V North Wind

THE CRAFT SHOP

Port Chilkoot

Haines, Alaska

Telephone 234

January 2, 1958

Mr. Lucien Tribus
Board of National Missions
156 5th Avenue
New York 10, New York

Dear Mr. Tribus:

As you may know, a powerful group of property owners, headed by John Schmobel and Charles Burnett are pushing to have the car ferry landing moved from its historic location to the new small boat harbor there at the foot of Main Street. If they succeed, it will pose a problem to the Craft Shop (Mimi & I) as we would be under immediate pressure to move our ferry ticket office and place of business closer to the new small boat harbor.

Inasmuch as the above-mentioned individuals have all of the real estate between Haines House property and the Indian Village tied up, we would like to initiate correspondence to determine if any formula might be worked out to permit us to locate our ticket office, Information Center and shop there on the beach road immediately north of the farmer's cottage—say one side or the other of the driveway north of the cottage. Or the other side of the beach road in the same area would be suitable, if it were available.

Perhaps if purchase of a small lot were out of the question due to possible future plans of the Board of National Missions, a year-to-year lease could be worked out.

In any case, Mr. Tribus, we are most concerned to find a possible location which would permit us to retain the ferry agency, which has become a considerable proportion of our business, should the ferry landing be moved to the foot of Main Street, Haines.

Do you think you might be up this way again in 1958? From about April 15 to May 30 there is really good king salmon fishing... as good as any in the Territory right there in front of the Mission. The trouble with the king salmon fishing later than that is that they are over on the Chilkat River side where the water is murky with glacial silt and the fish cannot see the lure.

Did you hear how Mr. Muncaster had a close call last week? Guess it was just about the day after Christmas he developed a strangulated hernia. By the time it got him down to where he'd decided he had better get himself to Juneau, the weather deteriorated, grounding all planes. We had to get the Coast Guard cutter to come in and take him to Tee Harbor. Dr. Carter got to him in the nick of time and he's doing O.K. Should be home next week.

page 2

I expect to attend an all-Southeast Alaska civic conference in Petersburg Jan. 17 and 18 where harbor and road development programs will be discussed and coordinated for presentation to the Territorial Board of Road Commissioners at their meeting in February. Perhaps I can give you a report of any development of interest to the Board of National Missions. I will be pushing for the construction of the 3rd Ave. extension.

Very sincerely yours,

Tresham D. Gregg, Jr.

JAN 13 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: January 7, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Cutting Timber on Mission
Property

Here is the signed agreement by Mr. Lapham. In answer to Mr. Tribus' question—since there is no mining operation in this immediate area, there is very little commercial value in the pole timber that Mr. Lapham is cutting. He is using it for firewood, and if he could not cut it on our property it would just mean his going farther out of town and us not getting the land cleared. However, Mr. Lapham said he felt it would be quite reasonable for him to pay a small fee of perhaps \$10.00 per acre for exclusive cutting rights as long as our agreement is in effect. I think this suggestion of Mr. Lapham's would be good, as it would give him and us better reason for keeping other people from cutting the timber unless they entered into a similar agreement.7

WDW:ec
Enc.

William D. Wiley

Mrs Gladfelter

Heel - Prop. Offr JAN 9 1958

4

2V
AD

Mr. Tresham D. Gregg, Jr.
The Craft Shop
Port Chilkoot
Haines, Alaska

January 8, 1958

RE: HAINES, ALASKA

Dear Mr. Gregg:

Your letter of January 2, 1958 was received today. As soon as I finished reading it I showed it to your sister as I knew she would be interested. I also read it over the telephone to Mr. Thos. R. Cox. Both Mr. Cox and I understand your situation and are very anxious to help you. However, the Real Estate Committee does not have jurisdiction over any portion of the Haines property which is used in connection with the Mission. We therefore suggest that you proceed in the manner following.

First talk it over with Bill Wiley, the head of Haines House, and show him the location which appeals to you most. You might even measure out roughly the area that you want. Then ask Mr. Wiley to recommend your plan to Miss Katharine E. Gladfelter, head of our Department of Educational and Medical Work. I am quite sure that if Mr. Wiley approves, Miss Gladfelter would also. I will then request that Mr. Muncaster give me actual measurements and we can then proceed to draw up a 5-year lease, or even a 10-year lease. In the meantime you might be thinking over the rent that you can afford to pay. Do this very carefully as I do not want you to penalize yourself in any way. The lease will provide that you will pay any taxes imposed on the site by the City of Haines in addition to the rent. Therefore in arriving at your total rental you should take this possibility into consideration. In other words the rent will be net to the Board. I will draw the lease to provide that you may remove any building you erect on the location but that if the building is not removed within three months from the termination of the lease, it will belong to the Board. If you think that this is not ample time, just tell me what time limit you believe is fair.

I would not consider a sale of any of the waterfront property at the present time but the lease can be drawn so that you might have first option to purchase. Both Mr. Cox and I are favorably inclined to giving you all possible assistance, and I am sure Miss Gladfelter, were she here, would be of the same opinion.

With kind personal regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

cc: Miss Katharine E. Gladfelter
Mr. Thomas R. Cox

✓ & Mr. William Wiley

January 13, 1958

✓ Marjorie S. Daniels

✓ Haines House

Cutting of Timber on
the Mission Property

In Miss Gladfelter's absence on a field trip, I am writing to follow up her memo of December 23 relative to the permission given Mr. Lapham to cut timber on some of the Haines House property, and sending a suggested agreement from Mr. Tribus to be signed by Mr. Lapham.

We are wondering whether Mr. Lapham has signed this, and if so would appreciate it if you will return the original to us and place the second copy in your own files.

Also, we hope you can supply an answer to the question of the value of the timber being cut by Mr. Lapham which Mr. Tribus has raised, and will appreciate a reply as soon as possible.

md

15

W

Mr. William D. Wiley

January 14, 1958

Lillian A. Windham

Haines House

Cutting Timber on Mission
Property

This is just a note to thank you for your memo of January 7 and the enclosed agreement for the cutting of timber which was signed by Russell Lapham. This arrived just after our follow up note was sent to you.

We are quoting your memo to Mr. Tribus in order to answer the questions which he raised, and if a further agreement is necessary to cover the \$10.00 per acre fee either Mr. Tribus or our office will write you further.

LAW:md

Legal Counsel—Mr. Lucien H. Tribus
Lillian A. Windham
Haines House, Haines, Alaska
(Cutting of Timber on Mission Property)

January 14, 1958


Following the receipt of your memo of December 17 about the cutting of timber on the Haines House property, we forwarded to Mr. Wiley the suggested letter which you prepared and are now returning to you the copy signed by Russell Lapham.

In answer to the questions you raised, Mr. Wiley has written as follows:

"...Since there is no mining operation in this immediate area, there is very little commercial value in the pole timber that Mr. Lapham is cutting. He is using it for firewood, and if he could not cut it on our property it would mean his going farther out of town and us not getting the land cleared. However, Mr. Lapham said he felt it would be quite reasonable for him to pay a small fee of perhaps \$10.00 per acre for exclusive cutting rights as long as our agreement is in effect. I think this suggestion of Mr. Lapham's would be good, as it would give him and us better reason for keeping other people from cutting the timber unless they entered into a similar agreement."

Should a simple agreement or another letter be drawn up to cover the \$10.00 per acre fee which Mr. Lapham would be willing to pay—that is if you consider this fee adequate? If so, will you please prepare the letter^{agreement} and forward it to our Department for transmission to Haines?

LAW:md
Att.

2/13

Mr. William D. Wiley

January 15, 1958

Katharine E. Gladfelter

Haines House

Mr. T. D. Gregg's Interest
in Leasing Some of the
Haines House Property

On my return from Puerto Rico today I have just seen correspondence between Mr. Tribus and Mr. Tresham D. Gregg, Jr. relative to the latter's interest in leasing some of the Haines House property.

Since Mr. Tribus has suggested that he discuss the matter with you, I am hastening to send you copies of the correspondence.

We will await word from you after Mr. Gregg has talked with you, since, as you will note, Mr. Tribus has suggested that you write our Department to give your reaction to Mr. Gregg's proposals.

KHG:md
Encls.

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter
FROM A.K.
RE:

DATE January 17, 1958

I understand that the correspondence about cutting timber on Haines House land was returned to you. Mr. Tribus telephoned Miss Windham yesterday and gave me the following message:

On that wood cutting proposition at Haines we would rather let things stand as they are. One reason is possible complications because of questions regarding taxes.

A.K.

Ed. Smith
C O P Y

BURKE RILEY

Attorney at Law

HAINES, ALASKA

Jan. 26, 1958

Dear Luke:

In line with your suggestion, just a note
to advise you of our return to Haines.

With personal regards, I am

Sincerely,

s/ BURKE

Mr. Lucien H. Tribus
New York, N.Y.

EP
KWD
Mr. William D. Wiley

January 28, 1958

Katharine E. Gladfelter

Haines House

Cutting Timber on Mission
Property

This is to continue the recent correspondence about the agreement with Russell Lapham for the cutting of timber on the Haines House property.

Mr. Tribus has telephoned that he believes that we had better let things stand as they are rather than ask Mr. Lapham to pay a small fee of perhaps \$10 an acre for exclusive cutting rights as long as the agreement is in effect, his chief reason for this judgment being possible complications because of questions regarding taxes.

In one or two previous situations somewhat similar to this, the person involved made an annual donation to the mission in the shape of a personal gift. Would you wish, therefore, to take up this proposal with Mr. Lapham? Any gift so received should be sent in as a special to be set up for Haines House.

KEG:tc

The Craft Shop

PORT CHILKOOT
HAINES, ALASKA

1/12
Miss Katherine E. Gladfelter
Dept. of Educational & Medical Work
Board of National Missions
156 Fifth Ave.
New York, N.Y.

February 3, 1958

Dear Miss Gladfelter:

I am writing you on the suggestion of Mr. Tribus and Mr. Wiley in regard to our (The Craft Shop) problem of how to obtain a suitable location for our Ferry ticket Office and Information Center should the ferry landing be added to the new Haines Small Boat Harbor as has been proposed.

Mr. Schnobel and Mr. Burnett have bought up all the available adjacent property to the north of the jetty, and I understand from Mr. Wiley that the City of Haines has leased the first 600' of waterfront south of the Harbor Bar. We have been informed by the operator of the ferry for the Territory that he has already been under pressure to require his agent and ticket office to be located within the city limits of Haines.

Therefor, if we wish to retain this important part of our business -- and we do -- Mimi and I must be prepared to re-locate our place of business as close as possible to the proposed future ferry landing and within the city limits of Haines.

And so Mrs. Gregg and I would like to apply for a lease on the first 50 feet of waterfront beyond the 600 feet that the City of Haines has under lease. Fifty feet will be adequate for the little one-storey shop and ticket office that our business would require, and the location should be as close as possible to the proposed future ferry landing.

We do not plan to put anything at all on the property for at least a year. Then before any building is erected, a good deal of fill will have to be placed there behind piling or a bulkhead. Besides this, we must figure on removal of the building within say ten years. I am writing Mr. Tribus that we are prepared to offer twelve dollars per month as rental for the property.

Thank you for your consideration of the matter.

very sincerely yours,

Tresham D. Gregg Jr.
Tresham D. Gregg Jr.

February 4, 1958

Burke Riley, Esq.
Attorney at Law
Haines, Alaska

Dear Burke:

This acknowledges receipt of your letter of January 26, 1958. I am very glad to hear from you and will look forward to seeing you on my next trip - probably in June.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LNT:D

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

URGENT

TO: Miss Katharine E. Gladfelter

DATE: February 10, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: DRAINAGE DITCHES

Attached you will find some copies of correspondence which I have initiated to solve our problem of lack of drainage. As you may well know, a lot of water drains into our land inside of Third Avenue and the Haines Highway from the community, and from the area of the government warehouses.

This water cannot drain out until it reaches the level of the culvert extending under the highway at Third Avenue. By the time the water reaches that level, our land has already become completely saturated. I feel that it is our responsibility to drain our own land. However, I feel it should be the responsibility of the community, and Bureau of Public Roads to see that the water that they now drain onto our land is carried off or bypassed by proper drainage.

I found a survey of 1948 with two proposed drainage ditches--one cutting directly across our property, the other extending along the highway in through the Standard Oil tract.

Mr. Burnett, who is a city councilman, and who attended the Highway Engineers Meeting in January felt our request for the ditch along the highway was not too promising, and informed me that the City itself had placed above this project the completion of the small boat harbor, a drainage ditch on the north side of town extending east to west, and the construction of Second Avenue. However, Mr. Burnett felt the other drainage ditch might prevent some of the present run off water coming on to our land, and also felt if we were interested, that we might be able to enter into an agreement with the City for the use of their equipment in extending our ditch on through the proposed church site to the corner of Third Avenue and Haines Cut-off.

He told me that although his dealings with the mission had always been quite favorable, that in the January meeting there was an expression that the mission was "hard to deal with" and that we were trying to get our own land ~~cleared~~ with public funds. He understands our intentions and felt it would be to our advantage, if I could attend the next meeting to be held in Juneau the week of February 16th.

The executive committee also feels this would be money well spent, both in terms of promoting the drainage ditch and in improving our public relations. Could money from the sale of property be used for such a trip since it is for the general improvement of other property? Please wire your reply at once.

WDW:ec

P. S. In the dedication of land to the City of Haines for street purposes, there should be a clause requiring the City to provide and maintain proper drainage for these roadways. However, it may be too late to inject such a statement.

William D. Wiley

Haines, Alaska
January 23, 1958

COPY

Mr. William D. Wiley
Director Haines House
Haines, Alaska

Dear Bill:

Having been appointed to the Roads and Public Works Projects Committee at our recent Petersburg meeting, I was able to see that your drainage project got a thorough airing. The committee of Dan Baxter, Administrative Assistant to Territorial Highway Commissioner Metcalf, and Chris Wyller, official with the Bureau of Public Roads, viewed the situation with an open mind. However, it appeared to be their considered opinion, through previous studies, that the drainage condition in part and possibly wholly existed prior to the time of the construction of the highway.

Being a relative newcomer to Haines, I could only defend the Mission by virtue of hearsay and information that you had supplied me. The project was left on the agenda of a meeting to be held in Juneau the week of February 16 by the Board of Highway Commissioners. They agreed that it would be possible to handle the project if the Mission were able to prove to them the drainage condition exists solely because of the construction of the highway. Until then, they feel the money spent to drain the property would be in the interest of the Mission and not the general public.

In view of this, I suggest that you have individual representation at the February meeting and if you and the Mission feel that this is practical, you should write to Ernest Haugen, Mayor of Petersburg, asking for an appointment during the week of February 16 to appear before the Board of Highway Commissioners.

Regret that I could not be of more definite assistance. However, I was able to focus their thinking to the fact that possibly the project is part of their responsibility and not solely the responsibility of the Mission.

Yours ~~ver~~ truly,

Charles R. Burnett

COPY

Haines, Alaska
October 31, 1957

Mr. Chris. F. Wyller
Bureau of Public Roads
P. O. Box 1511

Dear Sir:

We would like to call to your attention a water drainage problem along the Haines Cutoff which has been inherited by the Bureau of Public Roads. As you may or may no know, the section of the highway which runs through Haines, when placed there, prevented the natural water drainage. This caused part of the area to become so swampy that many of the trees were killed.

The Haines Public School, the Haines Presbyterian Church, and the Haines House Children's Home all have land effected by this lack of drainage. Each of these organizations would like to clear and use this land in the near future (Haines House has already started).

This will be a definite improvement for the two communities of Haines and Port Chilkoot. Our most urgent concern is a ditch on the north side of the Highway extending southeast from the Army Warehouses and emptying into Portage Cove. We also feel that a survey and plans for a ditch on the south side of the Highway would be advantageous since it will probably be essential when the approved Third Avenue Extension is constructed.

We understand you have a survey crew in the area now, and we would greatly appreciate it if they could survey this project so that costs could be estimated, and funds appropriated as soon as possible.

This project was discussed with Governor Stepovich when he was here last week and he showed considerable interest. Thank you for your prompt consideration of this matter.

Yours very truly,

Mayor of Haines

Mayor of Port Chilkoot

President of the Board, Haines Public
School District

Pastor, Haines Presbyterian Church

Director, Haines House,

6166
January 17, 1958

To whom it may concern:

Haines House is planning to clear and drain the area extending to the Haines Highway, however we do not feel we are responsible, and definitely cannot afford to provide drainage for water carrying onto our land from the highway and drainage from the community streets.

It must be admitted that much of the swampy condition and the dead trees have been caused by lack of drainage created by the Haines Cut-off Highway. We will be most appreciative of any measures that can be taken to remedy this drainage problem. We are desirous of improving our property for the benefit and appearance to the community as well as our own benefit, and hope that we will receive full co-operation in this matter.

Yours very truly,

William D. Wiley, Director

WDW:rec

2/26

Rec'd
4-17

February 14, 1958

Mr. Tresham D. Gregg, Jr.
The Craft Shop
Port Chilkoot
Haines, Alaska

My dear Mr. Gregg:

Mr. Tribus and I feel the need of more information before attempting to consider your request for the lease of some of the Haines water front property.

He is, therefore, writing to request that you send us a sketch showing the site desired and we will take a look at this as soon as it is received.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

NEG:md
cc: Mr. Wiley

P. S. to Mr. Wiley: Please let us have your reply to my letter of January 15 in which I requested that you send us your reaction to Mr. Gregg's proposal.

1/31
Mr. Tribus stated
that Mr. Gregg no
longer wishes to lease

CLASS OF SERVICE

This is a fast message
unless its deferred character is indicated by the
proper symbol.

WESTERN UNION

TELEGRAM

W. P. MARSHALL, PRESIDENT

1201

SYMBOLS

DL=Day Letter

NL=Night Letter

LT=International Letter Telegram

The filing time shown in the date line on domestic telegrams is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination

Department of Educational and Medical Work

MR. WILLIAM WILEY
HAINES HOUSE
HAINES, ALASKA

FEBRUARY 17, 1958

APPROVE ATTENDANCE JUNEAU MEETING. MAKE NO COMMITMENTS UNTIL WE CAN CHECK
EARLIER CORRESPONDENCE RELATIVE DRAINAGE.

KATHARINE E. GLADFELTER

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

165
N P
C O P Y
BURKE RILEY
ATTORNEY AT LAW
HAINES, ALASKA

March 6, 1957

Mr. Lucien H. Tribus, Counsel
Board of National Missions of
The Presbyterian Church, USA
156 Fifth Avenue
New York 10, New York

Dear Mr. Tribus:

I have discussed informally at various times in the past month the matter of drainage along the Haines Highway, with Bureau of Public Roads officials in Juneau; and met at length with four of their top men earlier this week.

After close examination of Mr. Muncaster's drainage proposals and consideration of the problem's origin, as reported by him to me, the BPR advised me that insofar as failure of drainage may be attributed to the highway's construction and placement an obligation to correct the situation may be acknowledged. This will have to be determined on the site, however, and is not susceptible to determination here.

BPR representatives have indicated the possibility that the culvert at the Highway's intersection with Third Avenue does bear on the problem and may be a responsibility of theirs to correct. Generally speaking, they state that they are not authorized to reclaim private property except as their own action may have impaired such property. They are of the view that the Mission may ultimately have to hire a dragline and do its own ditching. In such event, there is likelihood of a deal's being made in the next season or two with another party who expects to have considerable used 12" steel pipe in the area - which might well be borne in mind in the event the Mission should undertake part or all of the job.

The PPP expects its Haines supervisor to be in Juneau next week and will discuss the matter further with him at that time.

I have talked also with the BPR concerning the extension of Third Avenue in a southerly direction to connect with the Mud Bay road at the top of the hill near the Mission's south boundary, and will pursue that matter with Territorial agencies also involved.

Cordially yours,

s/ BURKE RILEY

CLASS OF SERVICE

This is a fast message
unless its deferred char-
acter is indicated by the
proper symbol.

WESTERN UNION
TELEGRAM

W. P. MARSHALL, PRESIDENT

1201

SYMBOLS

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3/54

MR. WILLIAM D. WILEY
HAINES HOUSE
HAINES, ALASKA

Department of Educational and Medical Work

MARCH 6, 1958

PLEASE RUSH REPORT ON FEBRUARY HIGHWAY ENGINEERS MEETING.

KFG:MD

KATHARINE E. GIAFFELTER

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

MAR 14 1952

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: March 7, 1952

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Drainage Ditch

After I received your telegram giving approval to attend the highway engineers' meeting in Juneau, we had no more planes for three days after the meeting was over. The representatives from Haines who had gone earlier had only covered the subject of the small boat harbor. They did not feel there was a possibility of the ditch along the highway being dug in the next couple of years.

Perhaps I should make clear, if I haven't previously, if and when this ditch is constructed, it would probably not go through our property at any point, as there is a onehundred twentyfoot right of way along the highway, and this gives sufficient space for the ditch. There are probably only two ways that it may effect us: one would be that we might be able to have the diggings dumped on our property, which would be a definite advantage, and two, the all important factor of not having run-off water from the various streets and roads come onto our land.

Since this ditch seemed very improbable for this year, I went to the city council last Monday night and requested their opinion on extending our proposed ditch on through to the corner of Third Avenue and the highway, having first had approval from the church*. They passed a motion that if and when it becomes desirable for our proposed farming program, that the city will with their equipment and at their expense, extend said ditch so that run-off water from the Haines streets would run directly through by way of the ditch, rather than seeping through the ground causing continued swampy conditions.

As you can see by this, again I have not committed ourselves, but have had the city take a stand to accept their responsibility of the run-off water from their streets. I certainly feel the best long range planning would be the ditch along the highway, and when I go through Juneau in April will try to stop at the office of the Bureau of Public Roads to discuss this problem. I hope this is all clear to you, and meets with your approval.

WDW:ec

William D. Wiley

* This would go through the future church site.

Mr. L. S. Tribus
Helen E. Irvine
Haines House, Haines Alaska
Drainage Ditch

March 17, 1958

Drainage ditch

15
Attached is a copy of Mr. Wiley's letter of March 7 which is the latest on the drainage ditch. Since there is little likelihood of any action on the part of the highway department this is just for information.

Helen E. Irvine

HEI:tc

1/31
Mr. Tribus reported that the ditch
may wish to put through ditch in the
Second Ave. (To Park Street) in the
opposite end that of Mr. Wiley
will try to have some
drainage installed.

Mr. Wily

Prop
A. B.

"Clearing land for farm program

Sec — 64-1
2128 ft.

Miss Gutfelter
1/5

Reb
H/L

RP

March 3, 1958

RE: HAINES, ALASKA

Robert Boochever, Esq. + Attorney
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

We find that it is necessary for the Board in all cases to file a statement of real property ownership with the Territorial Department of Lands. This necessity gives rise to a question as to whether or not it will be advisable to file a copy of our Haines plat. I believe that the Board's holdings at Haines have been filed but I want to be sure that everything in connection with the Haines operation is legal.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept.of Educational & Medical Work ✓

March 4, 1950

RE: HAINES, ALASKA

Mr. Tresham D. Gregg, Jr.
The Craft Shop
Port Chilkoot
Haines, Alaska

Dear Mr. Gregg:

When I was in Haines Mr. Kenneth Searcey spoke to me about a water front lot right near the boat harbor. We even went so far as to point out an approximate location. At that time we were not seriously considering any sale at all of the water front lots and I simply advised him that we would consider his request when the time came. However, if we do sell a small plot along the water front near the boat harbor, we must give him consideration. Both your request and his will be presented to the Real Estate Committee as soon as we receive respective sketches. I personally can see no reason why your small store and ticket office cannot be right next to Mr. Searcey. You and he might get together on locations. The committee will give great consideration to architectural design.

Sincerely yours,

L.H.T.

Lillian H. Tribus
Legal Counsel

LNT:D

cc: Mr. Wm. D. Wiley
Miss Katharine E. Gladfelter ✓

Mr. Thos. R. Cox

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: March 31, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Board of National Missions'
Property

I am now sending you the reason for our delay on the Searcy request of last January. I have been working with Mr. Muncaster, and as you can see from the map we are sending, and from this letter, Mr. Muncaster has been able to supply valuable information which I knew nothing about.

First, when you receive Mr. Muncaster's map, can you have copies made for your office, copies for our office, Mr. Muncaster, and Mr. Searcy, as well as returning the original map for Mr. Muncaster.

As Mr. Muncaster has told me, our property line at the present time is assumed to be the meander line established in 1904, whereas technically, our property line should be established at mean high tide, which may give us from 50 to 150 feet more land all along the beach. This should be established as fact with the land office.

Secondly, in accordance with Territorial Law Chapter 184, Section 4, we have first opportunity to buy the tidelands extending out from our property to the pier head line which is established, I believe, by the outermost part of the small boat harbor. Mr. Muncaster feels we would be wise to purchase these tidelands. If we do not purchase these tidelands shortly, we will lose our preference rights to purchase them, and then anyone may purchase the tidelands, placing any type of installations there they so desire, and we will have no control over it. In other words, Mr. Searcy, or any other individual could lease 50 feet from us, or acquire access around our property, or from the city across the boat harbor lease, and then be able to purchase and have full control of the tidelands in front of our property.

I hope with the map, under separate cover, and the portion of Territorial Law which we are sending that you, with Mr. Tribus, will be able to take action in the near future, and particularly before leasing any beach property.

WDW:ed
CC: Mr. Tribus
Enc.

William D. Wiley

APR 7 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: March 31, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Recreation Site
Board National Missions Property

[Mr. Clarence Lyons of the Haines Athletic Association discussed with me the hopes of the Athletic Association to acquire a land use permit on the government owned property between Main Street and the Haines Cutoff Highway to be used for a ball diamond recreation site. They were also requesting a land use permit or release on Block 5 of the Mission property which is approximately one-half acres.

I have no objection to this in regard to the Haines House program, however, in talking with Mrs. Young, she informed me that she has had several requests from prospective buyers for that corner, mainly because it was out of the city limits, and they want to use it as a business site. I feel individuals might be interested in lots on Block 4 where they could have corner lots, and still be out of the city limits. I also feel that negotiations should not be completed with Mr. Lyons until he definitely has use of the government property. If Mr. Lyons has not written you directly, I presume you may disregard this letter.]

WDW:ec

William D. Wiley

APR 9 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: April 2, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Haines House Driveway

I am enclosing a sketch to show the proposed changes on the driveway. As you can see, this will be a co-operative arrangement with the church, and I have worked it out with our staff, as well as the Hartmanns. You may want to have Dr. Jackman also give his opinion on it.

There are three main purposes for this change. Number one, to comply with the Department of Public Welfare requirements for licensing by providing a turn-around rather than a back-around parking area. Secondly, to eliminate the hazardous drive directly past the church entrance. Third, to eliminate the muddy drive at the back of our cottage so that it may be landscaped with grass and shrubbery. We anticipate the change to be an improvement in the total landscaping of Haines House and the church.

This will involve one building change, that of cutting a doorway in the back of the garage. There is already a door here. The rest of the work, we hope to do mainly with our tractor, and by spreading gravel on the new section of the driveway.

WDW:ec

William D. Wiley
✓

Proposed alley →

Proposed Second Ave. Extension

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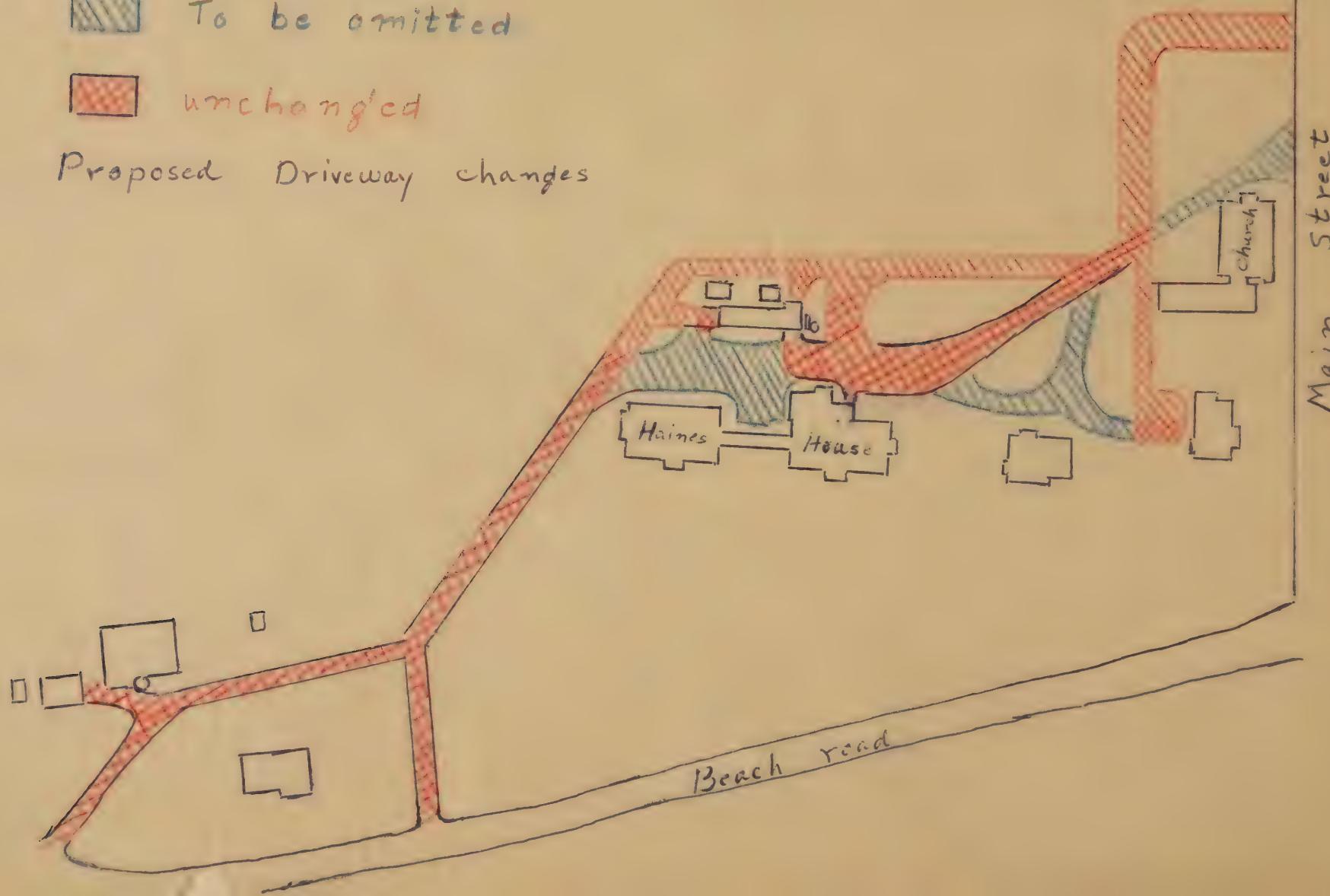
To be added

To be omitted

100

unchang'cd

Proposed Driveway changes



5/2
R X
77
27
Mr. Lucien H. Tribus
Katharine E. Gladfelter
Haines, Alaska—Property

April 10, 1958

The following letter has just been received from Mr. Wiley relative to the interest of the Haines Athletic Association in securing a recreation site in Haines:

"Mr. Clarence Lyons of the Haines Athletic Association discussed with me the hopes of the Athletic Association to acquire a land use permit on the government owned property between Main Street and the Haines Cutoff Highway to be used for a ball diamond recreation site. They were also requesting a land use permit or release on Block 5 of the Mission property which is approximately one-half acre.

"I have no objection to this in regard to the Haines House program, however, in talking with Mrs. Young, she informed me that she has had several requests from prospective buyers for that corner, mainly because it was out of the city limits, and they want to use it as a business site. I feel individuals might be interested in lots on Block 4 where they could have corner lots, and still be out of the city limits. I also feel that negotiations should not be completed with Mr. Lyons until he definitely has use of the government property. If Mr. Lyons has not written you directly, I presume you may disregard this letter."

^{we}
You will remember at the time you deeded the sizable tract behind the public school to the City of Haines for the use of the school we insisted that they first secure from the government some of the adjoining land which the government took over during the war. I feel that the same procedure should be followed in this case, namely that we should take no steps to make any of our land available for the Athletic Association as long as the unused property held by the government might be acquired.

Mr. Lyons has not written directly to us. If you hear from him I shall appreciate your talking with us before you reply unless, of course, you go along with Mr. Wiley's proposals and ours.

KEG:md
cc: Mr. Wiley

Katharine E. Gladfelter

8/19/71
A/H

R
Mr. William D. Wiley

April 10, 1958

W D H
Katherine E. Gladfelter

Haines House

Map of Beach Area and
Purchase of Tidelands

Mr. Tribus and I have just had a conference about your letter of March 31 relative to Mr. Nuncester's map of the beach area and the pertinent material covering Territorial law, including that affecting the purchase of tidelands.

Mr. Tribus and I feel that Mr. Nuncester has been an exceedingly good friend of Haines House and of the Board, and we hope that you will express our sincere appreciation to him. Mr. Tribus also commented, and we echo the comment 100%, that our new executive at Haines House is certainly "on the ball".

Mr. Tribus is writing Mr. Rochever in Juneau about the question of establishing our property line at mean high tide, and also the question of buying the tidelands. Both of these seem very important, and the necessary steps are, therefore, being taken immediately. Mr. Tribus is also having copies made of Mr. Nuncester's map and will see that copies are provided, as requested, before the original is returned to you.

KDG:md
cc: Mr. Tribus
cc: Dr. Armstrong

Miss Gladfelter

April 11, 1958

RE: HAINES, ALASKA

Mr. W. Muncaster, Surveyor
Box 13
Haines, Alaska

Dear Mr. Muncaster:

I enclose a copy of my letter of April 11, 1958
to Bob Boochever.

Under separate cover I am returning your original
tracing together with three prints of same and have had
the package insured for \$500.00. I am also returning
your laws of the Territory of Alaska, Chapter 184.

As soon as I have had a reply from Mr. Boochever
I will be in touch with you.

We intend to work out a lease proposition with Mr.
Searcey and Mr. Gregg but before doing so I want to take
every safeguard to protect what waterfront rights we may
have or may be able to acquire.

Both Miss Gladfelter and I wish to thank you per-
sonally and on behalf of the Board for your fine cooperation
and helpfulness to our work at Haines.

Sincerely yours,



Lucien H. Tribus
Legal Counsel

IHT:D
cc: Miss Gladfelter
Enc.

Miss Gladys
1
X
JW

5/1

April 11, 1958

RE: HAINES, ALASKA

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Beach front

Dear Bob:

Mr. W. Muncaster has prepared a survey of the Haines waterfront showing the location of the new boat harbor and our own waterfront holdings. I enclose a copy of this map which you will note was made on March 27, 1958. Mr. Muncaster has always been of tremendous assistance to our work at Haines and it seems to me that he has made a definite point which we would like to have you advise us on.

Under Chapter 184 of the laws of the Territory of Alaska you will find under Section 4 provisions which provide for the purchase or acquisition of tide lands. If under this section, or some other section, we can acquire better control over our waterfront, we would like very much to do so. I would think that under our present deed we would have the right to a mean line between high and low tide but as I understand it this is not ordinarily known as the meander line. I have never heard the expression meander line used in connection with tidal waters. There is no indication in Black's law dictionary that this use of the word is correct. I do not know just what our riparian rights are but I am very anxious to have them defined. Our patent, which is filed in the Juneau office as document #01315, states: "Beginning at Corner No.1, Marked Cor. 1. M. C. Mission, 1904 on 'Mission Rock,' thence meandering shore of Portage Cove" I am sending you a photostatic copy of this patent for your information.

I would appreciate it very much if you would look into this entire matter and advise us -

- How much of the beach front do we actually control now?
- What are our chances of acquiring tide lands?

I am asking that this matter be kept very confidential, — that is, between yourselves and Mr. Muncaster.

We are contemplating leasing two small sections of the waterfront, one to the Mayor of Haines, Mr. Kenneth Searcey, and the second to Ted Gregg. Mr. Searcey desires to erect an attractive sales room and small boat marina and Mr. Gregg a ferry ticket office and gift shop.

Sincerely yours,

Lucien L. Tribus
Legal Counsel

LHT:BL
cc: Mr. W. Muncaster

Dept. of Educational & Medical Work ✓

P.S. Please send me a copy of the laws of the Territory of Alaska, Chapter 184, as I have returned Mr. Muncaster's copy to him.

Mr. William D. Wiley

April 15, 1958

Marjorie S. Daniels

Haines House

Haines House Driveway

Miss Gladfelter saw your letter of April 2 relative to the proposed changes on the driveway just before leaving the office for a field trip in New Mexico. She would like to consult Mr. Carson, and since he was out of the office when your letter arrived it is being held until they are both back in the office and can have a conference.

md Secretary to Miss Gladfelter

100-1002

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

TO Miss Katharine E. Gladfelter
FROM Mr. Lucien H. Tribus
RE: HAINES, ALASKA
(Mr. Clarence Lyons)

DATE April 16, 1958

[Mr. Clarence Lyons is a taxicab driver in Haines. I investigated him carefully the last time I was there and learned some things which I will be happy to discuss with you. I am of the opinion that unless Mr. Lyons has adequate financial backing which is capable of being checked that we should not have any business relations with him. There is no question but what Mr. Lyons is a good hearted man and is interested in the athletic side of the Haines youth program and probably in his way has done considerable good.]



Lucien H. Tribus
Legal Counsel

LHT:D

Mr. William D. Wiley

April 22, 1958

23
Katharine E. Gladfelter

Haines House

Recreation Site
Board of National Missions
Property

KEG
HAT
(Haines Ath.
Ass. & Mr.
Lyons)

We sent you a copy of our memo of April 10 to Mr. Tribus about the interest of the Haines Athletic Association in securing a recreation site in Haines, so I think you will now be interested in the following reply just received from Mr. Tribus:

"Mr. Clarence Lyons is a taxicab driver in Haines. I investigated him carefully the last time I was there and learned some things which I will be happy to discuss with you. I am of the opinion that unless Mr. Lyons has adequate financial backing which is capable of being checked that we should not have any business relations with him. There is no question but what Mr. Lyons is a good hearted man and is interested in the athletic side of the Haines youth program and probably in his way has done considerable good."

As you will see, while Mr. Tribus feels that Mr. Lyons, who is heading the movement is a good-hearted person, there are some questions about him financially which indicate that we should go slow on any business relations with him.

KEG:tc

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

TO Miss Katharine E. Gladfelter
FROM Mr. Lucien H. Tribus
RE: Haines, Alaska

DATE April 24, 1958

[The Tide Lands Act, which is fully set forth in Chapter 184 of the laws of the Territory of Alaska, does not give the Board of National Missions any right whatsoever to tidal lands in front of its properties either at Haines or at Sitka. The Act was intended to provide a means of ownership to municipalities which have need to occupy waterfront areas. Municipalities in turn may grant rights to tidal lands to those who intend to erect structures thereon. The Board's ownership, however, of the uplands gives it certain littoral rights. By these rights the owners of the uplands are entitled to ingress and egress to their lands and have the right to object in a proper legal form to any improvements placed on the tidelands which hinder ready ingress and egress thereto.]

Faulkner, Banfield & Boochever in an opinion dated April 17, 1958, say:
"You inquired as to the chances of the Board acquiring title to the tidelands. We know of no means by which that can be accomplished"

Lucien H. Tribus

Lucien H. Tribus
Legal Counsel

LHT:D

5/22

Mr. William D. Wiley
Dr. R. Rolland Armstrong

April 25, 1958

Katharine E. Gladfelter

Haines House
Sheldon Jackson Junior College

Aquisition of Tidelands and
Leases of Beach Properties

We have just received the following memo from Mr. Tribus relative to the question of acquisition of tidelands which was raised recently in connection with Haines House and Sheldon Jackson:

"The Tide Land Act, which is fully set forth in Chapter 18h of the laws of the Territory of Alaska, does not give the Board of National Missions any right whatsoever to tidal lands in front of its properties either at Haines or at Sitka. The Act was intended to provide a means of ownership to municipalities which have need to occupy waterfront areas. Municipalities in turn may grant rights to tidal lands to those who intend to erect structures thereon. The Board's ownership, however, of the uplands gives it certain littoral rights. By these rights the owners of the uplands are entitled to ingress and egress to their lands and have the right to object in a proper legal form to any improvements placed on the tidelands which hinder ready ingress and egress thereto.

"Faulkner, Banfield & Boochever in an opinion dated April 17, 1958, says 'You inquired as to the chances of the Board acquiring title to the tidelands. We know of no means by which that can be accomplished.....!'

MSO:ml

Mr. William D. Wiley

May 2, 1958

Katharine E. Gladfelter

Haines House

Proposed Driveway
Changes

Mr. Carson and I have just gone over the sketch showing the proposed changes in the roads at Haines House which you enclosed in your letter of April 15, and are agreed that they will improve the facilities and also the appearance of the plant.

We understand from your letter that no appropriation will be needed, and that you can take care of the grading with the tractor and will provide for a base on the roads by spreading gravel. With this understanding you have our O. K. to proceed with this work.

KEG:md

JUN 2 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter

DATE: May 26, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Acquisition of Tidelands

I have done a little more checking on the acquisition of tidelands, and find that the cases in Haines have been on a quit claim deed basis from the City of Haines to the individual, and that each case is handled through a separate city ordinance, with anticipation that in the future the full title may be acquired. I have also been told that through this method, individuals have acquired land in Juneau and Ketchikan, and I would therefore think Boochever could have found out more about it.

William D. Wiley

✓

WDW:ec

CC: Lucian H. Tribus

X 2

Tidelands

Mr. L. S. Tribus
Katharine E. Gladfelter
Haines House, Haines, Alaska
Acquisition of Tidelands

June 3, 1958

W

Does Mr. Wiley's letter of May 26 about the acquisition of tidelands have any implications for steps we might, or should, take in Haines and Sitka?

Katharine E. Gladfelter

KEG:tc

HAINES COMMON COUNCIL

HAINES, ALASKA

June 5, 1958

Board of National Missions
Of the Presbyterian Church in the
United States of America
156 Fifth Avenue
New York 10, New York

Gentlemen:

We are writing in regards to the street corner at Front Street and Main Street, in the Town of Haines, Alaska. It is our special desire, and we are asking your permission, to lower this corner in order to have better visibility when approaching this intersection. It is not our intention to widen either of the streets, nor to round off the corner.

We have discussed this matter with Mr. William Wiley, of Haines House and as the soil, to be moved, can be used to advantage in other places on your property, we believe that the cost of the project can be worked out satisfactorally with him.

Yours very truly,

HAINES COMMON COUNCIL

cc: Wm. Wiley
Haines House

Edna Smith, City Clerk

7/17

Miss Gladfelter

(R)

W.H.
1/5

June 9, 1958

Re: Haines House, Haines, Alaska
(Acquisition of Tidelands)

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Dear Bob:

I would appreciate it if you would do a little more investigating regarding the acquisition of tidelands. Mr. William D. Wiley, Superintendent of Haines House, has advised Miss Katherine E. Gladfelter recently that he finds that the City of Haines has been giving quitclaim deeds to tidelands to certain individuals, handling each case through a separate City ordinance with anticipation that in the future full title may be acquired. He has been told that through this method individuals have acquired land in Juneau and Ketchikan. In view of this information will you kindly check personally with William D. Wiley, and after doing so, indicate to my office whether the Board should take any steps to acquire title to tideland properties.

Mr. William N. Irvine of my office expects to be in Juneau early in July and his first stop on arrival will be in your office. Mr. Irvine is a member of the New York Bar and is making his first trip to Alaska.

With kind personal regards, I am

Sincerely yours,

L.H.T

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Miss Katherine E. Gladfelter

NOTICE

DATE 6/16

TO C7

FROM R9

 Please Complete

 If O. K. Give to Secretary

 Please Return with Comment

 Please Follow-Up

 Please Note and Return

 Please See Me About This

REMARKS Put with recent
covers. Be cutting down
a corner of the Haines
prop. - Sent a memo to
Mr. Linbus on this last
week

LEGAL COUNSEL--Mr. Lucien H. Tribus
Katharine E. Gladfelter
Corner at Front Street and Main Street
Haines, Alaska

June 10, 1958

Attached is a letter from Mrs. Smith, City Clerk at Haines, relative to the desire of the city to lower the corner of our property at Front and Main Streets without widening the street or rounding off the corner.

We see no objection to this if Mr. Wiley and Mr. Hartman agree. The latter should be consulted via Mr. Wiley as his home is just above the corner in question.

KEG:md
Att.

Katharine E. Gladfelter

cc: Mr. Wiley

to
no air
letters crossed

JUN 16 1958
J.W.H.

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

✓ X TO: Miss Katharine E. Gladfelter

DATE: June 12, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Landscaping

In relation to the letter of June 5th, from the Haines Common Council, the letter was addressed to the Board of National Missions, and I hope that it has worked its way to your office. I discussed this situation with Mr. Charles Barnett of the Haines Common Council. As far as the cost of the project, the city, I believe, will be willing to dig the dirt out, and then we can transport it, using it for top soil around the Mission grounds, and around the landscaping at the Church. There should be, therefore, no additional cost to us, except the operation of our equipment, and a little bit of our own time. I would recommend approval of this request. Since there is no widening of the streets, I believe there would be no legal action involved, and the lowering of the corner would be advantageous to the city, and advantageous to us for the landscaping in our own program. With your approval, this project could be carried out as a reciprocal agreement between Haines House and the City of Haines.

WDW:ec
CC: Mr. Tribus

William D. Wiley

*Prop
H.C.*

Mr. Tribus
Miss Gladfelter
Haines House, Haines, Alaska
Acquisition of Tidelands

June 16, 1958

May we ask that copies of such letters as the one of June 9 to Mr. Boochever about Tidelands in Haines and that of June 10 to Mr. Riley about Mr. Searcey's lease be sent to Mr. Wiley as well as to our office.

This will help to keep him up to date on any developments affecting the Board's property in Haines.

Katharine E. Gladfelter

KEG:tc
cc: Mr. Wiley

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER
FRANK M. DOOGAN
JOHN H. DIMOND

LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER
P. O. BOX 1121
JUNEAU, ALASKA

June 24, 1958

RECEIVED
JUN 30 1958
⑨

⑨

⑨

⑨

Mr. Lucien H. Tribus
Legal Counsel
Board of National Missions of
the Presbyterian Church in the
United States of America
156 Fifth Avenue
New York 10, New York

Re: Haines, Alaska

Dear Lucien:

Receipt is acknowledged of your letter of June 9 wherein you requested us to make additional investigation pertaining to the acquisition of tidelands fronting Haines House in Haines, Alaska. We have checked at Juneau, Alaska and have ascertained that the City has not attempted to transfer any tidelands.

Last week we had the opportunity to visit Haines pertaining to other matters and we also called on Mr. Wiley in order to follow through on the investigation you requested. We also checked the records of the City Clerk's office at Haines. We found that the City of Haines has been passing ordinances granting portions of tidelands to persons requesting them for relatively nominal considerations. We were able to secure a copy of one of these ordinances and we have made an additional copy for your information. You will note that the conveyance is made in anticipation that the Territory will grant the tidelands to the City. The City is authorized to convey property of a value of not less than \$5,000.00 to individuals upon appropriate ordinance if the land has not been required for municipal purposes. We feel, however, that the City has no authority to convey property which it does not own and that the City Council has no authority to bind future City Councils in such a manner. Be this as it may, the City of Haines is adopting such a procedure. It also appears quite likely that as soon as a pierhead line is established by the Corps of Engineers, tidelands will be conveyed to the City of Haines. With this in mind, we think that it probably would be advisable for the Board to apply to the City for transfer of title of the tidelands fronting the Board's property. Any such application should be made subject to the lease for boat harbor facilities previously entered into by the Board.

Page Two
Mr. Lucien B. Tribble
June 25, 1958

of Haines is strictly illegal. Nevertheless, if some parties should secure deeds to the tidelands fronting the Board's property, it certainly will complicate matters when the City later does secure title to those tidelands.

It, therefore, would appear to be more advisable for the Board to take the initiative and secure a deed to the property in view of the likelihood that a subsequent deed could be then secured when the City actually obtains the title.

As we have previously written to you, the fact that the Board owns uplands does not give priority to securing title to the tidelands in the absence of actual occupation and use of the tidelands prior to the date of the passage of the Federal Act. Nevertheless, the City of Haines apparently is giving prior rights to the upland owners and since the City will have the discretion with reference to the disposition of those tidelands after the pierhead line has been established and the Territory transfers title to the City, it would appear that protection of those tideland rights by the Board would be in order at this time.

We are looking forward to making the acquaintance of Mr. Irvine when he arrives in Juneau. With best personal regards, I remain

Sincerely yours,

R. Boochever

RB:sp
Enc.

cc: Mr. Wiley

Mr. Grafton
115

R

AC

JUL 25 1958

July 14, 1958

RE: HAATS, ALASKA

Haats Tidelands

Robert Beechever, Esq.
Faulkner, Banfield & Beechever
P.O. Box 1121
Juneau, Alaska

Dear Bob:

By this time I know you will have had the pleasure of meeting my assistant Bill Irvine and probably have already been working with him on the matter of the water contract over at Sitka.

I enjoyed reading your letter of June 24, 1958 very much indeed. It is apparent to me after reading same that the Board of National Missions should take immediate steps to acquire title to the tidelands in front of our property. I would deem it advisable to do a little advance planning before plunging into a matter which certainly requires a degree of diplomacy in order to succeed. My first query therefore is -

1. whether you would be interested in handling it for us and if so whether you would work with our mutual friend Burke Riley who is, as you know, on the scene and has been most helpful to the Board in our negotiations with the City
2. whether we should have Mr. Winchester make a survey of our waterfront

Before proceeding at all we should ascertain the approximate cost to the Board.

I am sharing your letter of June 24th with the Chairman of our Real Estate Committee and such other members as are available.

Sincerely yours,

LWT

Lucien W. Triou
Legal Counsel

LWT:DB
cc: Mr. Theo. B. Cox

Ed. & Med
165

1958
H.P.

DP

July 16, 1958

RE: HAINES, ALASKA

Mrs. Florence Young
Real Estate Agent
Haines, Alaska

Dear Mrs. Young:

This is to advise you that we have given
the Haines Public Library Association until June 1,
1961 to purchase:

Lot 1, Block 6
of the Presbyterian Mission Plat Subdivision.

Sincerely yours,

LNT

Lucien N. Tribus
Legal Counsel

cc: Dept. of Educational & Medical Work ✓

Gladden

27 JULY 17 1958

11/10

July 16, 1958

RE: HAINE, ALASKA

Tidelands

Burke Riley, Esq.
Haines
Alaska

Dear Burke:

[D. Irvine of my office returned today. He stated that he had a very satisfactory interview with you concerning some of the problems now confronting us at Haines. He would appreciate it if you would see that Mr. PAULSON either takes advantage of our very generous offer to let him have the property at \$120.00 or that he moves.]

We are definitely interested in acquiring tidalland rights in front of our premises and would appreciate hearing from you at your earliest opportunity as to the necessary steps we should take and the approximate cost, including your own charges. The Real Estate Committee has authorized me to proceed up to this point. If the cost is not too excessive then I believe we should secure action from the City Council.

I will be absent from my office for the next three weeks so that you need not reply to this letter until approximately August 12th.

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

111-10
cc: Dept. of Educational & Radical Work

cc: Mr. Wiley

JUN 20 1958
Copy for Miss Gladfelter



BOARD OF NATIONAL MISSIONS
OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA

156 FIFTH AVENUE, NEW YORK 10, N.Y.

ALGONQUIN 5-5000

June 18, 1958

Edna Smith, City Clerk,
Haines Common Council,
Haines, Alaska.

Dear Mrs. Smith:

I have been authorized to advise the Haines Common Council, through you as City Clerk, that we have no objection to the city lowering the corner at the intersection of Front and Main Sts. in the Town of Haines, providing the dimensions of the cut are satisfactory to Mr. William Wiley of Haines House and to the church, through its pastor, Mr. Henry Hartmann.

With kind personal regards, I am

Very truly yours,


Lucien H. Tribus
Legal Counsel

LHT/MT

Ed. & Mrs.
Mrs. Groffeter

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER
FRANKLIN DODDARD
JOHN H. RUMONDVER
FRANK M. DUNN, JR.
JOHN H. SIMON

LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER
FAULKNER, BANFIELD & BOOCHEVER
JUNEAU, ALASKA
JUNEAU, ALASKA

Mr. Lucien J. Phillips
Legal Counsel
Board of National Missions
of the Presbyterian Church
in the United States of America
136 Fifth Avenue
New York 10, New York

Juneau, Alaska

Dear Mr. Phillips:

This acknowledge receipt of your letter of July 11th addressed to Mr. Boochever. He is on vacation for the period until September 1, 1956.

Mr. Boochever, or anyone else in this office, will be happy to work with Mr. Burke Riley in attempting to obtain an agreement from the Town of Haines to convey good title to the sidewalk if and when it receives such title. We also believe it advisable to have Mr. Riley negotiate the deal with the City Council. That would, of course, require displaying the services of Mr. Riley to the Board for the Board.

I am not sure from the letter written by Mr. Boochever to you June 14th as to whether the City is simply making arrangements to sell the sidewalk or is actually attempting to convey the sidewalk. It appears to be the latter. However, I would prefer to see the Town make an agreement to convey title if and when it receives the title. My reasoning is that if you expect to pay a sum of money for whatever title the City has now, you could not necessarily acquire the attorney fees title which will come to the City later. Moreover, it seems to me that the Board should pay a rather nominal consideration for such an agreement with the actual payment for the land to be paid when title is delivered. Burke Riley, of course, would be in a better position to advise as to what can be obtained but I believe an honest start with these objectives.

It and when any agreement is made concerning the sale of Haines, it would be advisable to have Mr. Manchester make a survey, plot and description for the deed. The line should extend from the road which runs in front of Haines House to the proposed line to be established by the Corps of Engineers.

Please let us know whether you would want the sidewalk in front of

Page Two
Mr. Lucien H. Tribus
July 29, 1958

the Board's property or just a portion of it.

We shall await your further advice in this matter.

Yours very truly,

N. C. Banfield

NCB:ep

Mrs Gladfelter

August 22, 1958

RE: HAINES, ALASKA

Paulikar, Banfield & Roacheyer
P.O. Box 1121
Juneau, Alaska

Attn: H. C. Banfield, Esq.

Dear Mr. Banfield:

This will acknowledge receipt of your good letter of July 29, 1958 with regard to the above captioned subject. In accordance with your advice I am now writing to Mr. Burke Riley, requesting that he attempt to negotiate a deal with the City Council of Haines for an agreement to convey title to the tidelands according to a survey and plat which we will request Mr. Lancaster to make, covering the area in front of Haines House to the pierhead line to be established by the Corps of Engineers. We would like to get all of the tidelands in front of the Board's property in order that we may protect its holdings in Haines. We have however, as your office knows, always cooperated with the City of Haines as well as with other cities in southeastern Alaska.

As stated above, I am writing Burke Riley asking him to proceed along the lines indicated in your letter to me, which is much appreciated. We have always regarded your fine office as our chief legal advisors in the Territory. It is my hope that the pleasant relationship established for these many years will continue.

Sincerely yours,

LHT

*Lucien H. Tribus
Legal Counsel*

INTD

cc: Rec City Committee
Mrs Gladfelter

Ed. This
This gladfelter



10/14
BOARD OF NATIONAL MISSIONS
OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA

156 FIFTH AVENUE, NEW YORK 10, N.Y. ALGONQUIN 5-5000

August 22, 1948

Re: Raines, Alaska

✓
Burke Riley, Esq.
Attorney at Law
Raines, Alaska

Dear Burke:

The Real Estate Committee of the Board, after careful consideration, has requested that I inquire into the possibility of the Board's acquiring title to the tidelands in front of the Board's property from the City of Raines. Will you therefore negotiate with the City Council and advise me, first, as to the cost, and secondly as to the legal procedure necessary to acquire such title? If the City Council is willing to make such a conveyance and the cost is not prohibitive, I can then arrange with our good friend Mr. Lancaster to make a survey and furnish you with the necessary legal description for conveyance of tideland title to the Board. I cannot of course authorize acquisition of such lands until you have ascertained the approximate cost. I suggest that after you have made a preliminary inquiry, then you consult with Mr. Lancaster and then write me a detailed letter so that I may present the matter to the Board in order to obtain the necessary authority to proceed. Will you also include in your reply your name and those of Mr. Lancaster? Copy of this letter is being sent to Mr. Lancaster and to Mr. William E. Wiley, Superintendent of Raines House.

I would like to have you reply if possible by the 15th of September so that we may present the entire question to the Board at its next meeting on the 22nd of September.

With kind personal regards to yourself and to my other friends in Raines, I am

Sincerely yours,

J.H.T.
Lucien H. Tribb
Legal Counsel

157-8
cc: Mr. W. Lancaster
Mr. W. E. Wiley
Dept. of Education & Medical Work
Faulkner, McField & Hoodlum ✓

11/17

October 2, 1958

Burke Riley, Esq.
Haines, Alaska

Dear Burke:

I have carefully read your letter of September 25, 1958, and have discussed the matter with Bill Irvine, my assistant. Both of us are of the opinion, as is Miss Gladfelter, that we should proceed to have our beach front property appraised and to take steps now with the City Council to secure their approval to the giving of a first option to the Board for the tidelands property in front of our holdings. We could pay the city for the option. I know that if this procedure would be followed, the city would cooperate with the Board in the necessary legal steps when it becomes possible to obtain title to the tidelands. I am disappointed, however, that you feel yourself disqualified to handle the matter with the City Council. Before engaging Faulkner, Fairfield & Boochever to represent us in this matter, I want to be sure that I understand your letter of September 25.

I enclose herein a copy of a permit covering the fire drill area. I also have no record of any agreement regarding a road in front of the Board's property either with the City of Haines, the Bureau of Public Roads or the Alaska Road Commission. I believe that this road just happened. During the war the Bureau of Public Roads moved into our area and put the roads in without asking. Very probably, there is a permanent easement created. In any case the highways certainly benefit our holdings so the question is largely academic. I am glad to have your news concerning the boat harbor.

Please let me hear from you at your earliest convenience.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LNT:sp
Pmc.

cc Miss Gladfelter

W
Miss K. Gladfelter

12/59

11/1
ATT

Durke Riley, Esq.
Haines
Alaska

Dear Burke:

I was very happy to receive your letter of October 20, 1958, and to learn that you are willing to represent the Board in the matter of the acquisition of the tidal lands in front of our property. I know that both Mr. Wiley and the pastor of our church are very anxious to secure these rights. Even though I fully understand that there may be some question as to their legality, at least we will have secured a quitclaim deed from the city, which should certainly put us in a favorable position at some future date. Before I can give you a green light, however, I must have an approximate idea of the total cost, and will therefore appreciate a statement from you covering this feature. I will, then, in turn, present the matter to my real estate committee.

A We have heard indirectly that Mr. Searcey is planning for a rather elaborate marina. Mr. Wiley is somewhat disturbed over Mr. Searcey's plans. It is imperative that the actual construction plans be approved by the unit of medical and educational work and by our real estate committee before we can execute a lease with Mr. Searcey. He sent me some sketches some time ago which showed a very modest structure. These sketches were merely temporary and did not purport to be his final plans. I am sure that you realize, as our attorney, that we have to have plans which will not in any wise handicap the operation of the Commission.

B I have not done anything further on the Phillips matter except to advise Miss Gladfelter and Mr. Cox with regard to your proposal, namely, that we sell the Phillips property to you and that you will then undertake to remove him from the premises within a period of one year. I have not as yet had a decision.

I am glad to have your word with regard to the arrangements about draining the property.

Please let me hear from you with regard to the Searcey matter and please be sure to clear with Mr. Wiley. I would appreciate hearing from you at your earliest convenience.

With best wishes to you and your family and my friends in Haines, I am

Sincerely,

L.M.T.

Lucien M. Tribus
Legal Counsel

L.T:kw

cc: Mr. William D. Wiley
Mr. Thomas E. Cox
Miss Katharine Gladfelter

11/10/58
V/K
November 10, 1958

Mr. Lucien Tribus
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Mr. Tribus:

I am sending you a copy of a recent letter I received from the Haines Common Council, as well as my reply to them. I know of no reason why any of the mission property should be on the tax rolls at this time, although it seems to me that when you were here last year, you made some comment that the lots which had been surveyed, and placed on sale would necessarily be placed on the tax rolls after a certain period of time. I have not, however, mentioned this to anyone else. Perhaps you can clarify me on the situation, and also make an official reply to the Haines Common Council.

= Very sincerely yours,

William D. Wiley, Director

WDW:ec

CC: KGladfelter

15
W
W
November 10, 1958

Haines City Council
Haines, Alaska

Gentlemen:

This letter is in reply to your letter of November 6th, asking us for a list of all Mission property which should be on the city tax rolls. It is my understanding that during the time the boat harbor area was leased to the city, that an agreement was made between the city and the Board of National Missions that none of the Mission property would again be placed on the city tax rolls. However, I will forward your request to Mr. Tribus of the New York office, and let him reply to you officially.

Very sincerely yours,

William D. Wiley, Director

WDW:ec
CC: Miss Gladfelter
Mr. Tribus

NOV 17 1958

HAINES COMMON COUNCIL
Haines, Alaska

November 6, 1958

COPY

Mr. William Wiley
Haines House,
Haines, Alaska

Dear Sir:

Is it possible for you to send us a list of all Mission Property that should be on our tax rolls. There seems to be a possible chance that we have listed some that should not be listed, and would very much like to check this with your records.

Yours very truly,

HAINES COMMON COUNCIL

signature -Edna Smith
City Clerk

Mr. Gaffeller

NOV 24 1958

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R

November 17, 1958

RE: HAINES, ALASKA

Haines Common Council
Mrs. Edna Smith, City Clerk
Haines, Alaska

Day Wells

Dear Mrs. Smith:

I am quite sure that you have in your files a duplicate original of the Lease and Option agreement dated the 1st day of August, 1955, between the Board of National Missions of the Presbyterian Church in the United States of America and the Town of Haines. You will find in paragraph SIXTEENTH of said agreement the following statement:

In further consideration of the rents, covenants and agreements herein contained, the City of Haines will remove from the municipal tax rolls those of Lessor's properties which are now on said tax rolls, including the farmer's cottage, until the hereinabove granted option be exercised by Lessee, except that said properties or portions thereof shall upon their sale, or upon their lease for commercial, industrial or residential purposes, be placed upon said tax rolls at such times as sale or lease is consummated or possession is transferred under contract of sale or execution of lease. This provision shall also apply to additional properties within the municipal limits of the City of Haines owned by the Lessor which may be placed upon the market for sale or commercial lease as may be from time to time determined by the advisory board and planning commission.

You also have in your files a survey of the properties which are being offered for sale. This survey is a public record in the form of a filed map, having been recorded in the recorder's office in Haines, Alaska. From this survey the following properties have been sold and these properties should of course have been placed upon the tax rolls:

Lots B-1, B-2, B-3, B-4 and B-5 — all of which have 52.50' frontage on Main Street, between 3rd and 4th Avenues;

Lots 10, 11 and 12 - Block B;

6.256 acres, now owned by the Haines Independent School;

Tract - .8015 acres located on the S.W. corner of Main Street and 5th Avenue;

Tract designated as A-2 consisting of 23.662 acres fronting on the Haines Cut-off Highway;

Tract - .353 acres located at the intersection of the Haines Cut-off Highway and the Beach Road;

Tract A-1 consisting of 1.571 acres with 330' frontage on the Haines Cut-off Highway;

Tract - 3.97 acres with 552.19' on the Haines Cut-off Highway.

Haines Common Council
Mrs. Edna Smith, City Clerk

November 17, 1958

The remaining property, the large blank areas, are not offered for sale and have been retained by the Mission in connection with its expansion program and farm and of course should not be placed upon the tax rolls. This was our agreement at the time the boat harbor lease was negotiated.

We did not know that any of the Board's Mission property in Haines was being taxed as we have had no notice and we trust that any arrangement to tax National Missions property is in error. As you know, we have conceded to nearly every request of the City of Haines in order to help it develop. Without being specific I refer your attention to the large tract of ground given to the Public School authorities on which there now is a fine new school building. The tract of ground on which this school exists was a donation. Your records will show that there have been other donations in the past.

Sincerely yours,


Lucien H. Tribus
Legal Counsel

LMT:D

Rec'd
is good after

DEC 3 1958

Prop

A.H.

Taxes

HAINES COMMON COUNCIL

HAINES, ALASKA

November 24, 1958

RECEIVED

NOV 25 1958

MORTGAGES & PROPERTY

Mr. Lucien H. Tribus, Legal Counsel
Presbyterian National Missions
United Presbyterian Church in the
United States of America
156 Fifth Avenue
New York 10, N. Y.

Dear Sir:

Thank you for your letter of November 17, and the information contained therein.

There has not, at any time, been any thought or suggestion of the Town of Haines taxing Mission Properties. The information I requested was for the use of the Tax Assessor for this district. We searched diligently through the files in this office, and through the files in the office of the City Accountant, for a survey such as you mentioned in the letter but could find nothing. Now that I know that one does exist I shall immediately secure a copy of it to be retained in this office.

Because of the turn over in City Clerks, there having been five in the last four years, the files in this office have not been kept in the way one would wish; however we now have a complete filing system set up, and through securing information from the City Attorney, City Accountant, and through writing letters asking for information we have secured copies, and found some of the original documents that should have been in this office.

As I make these copies, and scan these documents I do realize, more and more, that the Town of Haines could never grown and developed as it has without the kindly thoughts and the consideration that has been shown it by the Board of Presbyterian Missions, along with the constant assistance given us by your Rev. Hartman of the Church here and Mr. Wiley of Haines' House.

Thanking you again for your letter I remain,

Yours very truly,

HAINES COMMON COUNCIL

Mrs. Edna Smith
City Clerk and Treasurer
Haines, Alaska